

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Tacoma Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$29,528,763**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	14		
Program Progress:							
% of Funds Committed	99.34 %	97.48 %	4	96.45 %	76	73	
% of Funds Disbursed	91.60 %	91.62 %	9	87.93 %	59	58	
Leveraging Ratio for Rental Activities	8.44	7.09	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	84.95 %	92.95 %	12	83.38 %	25	25	
% of Completed CHDO Disbursements to All CHDO Reservations***	83.72 %	80.81 %	4	70.15 %	78	73	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.08 %	93.22 %	8	80.67 %	87	83	
% of 0-30% AMI Renters to All Renters***	68.92 %	62.95 %	7	45.30 %	89	85	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.93 %	1	95.32 %	100	100	
Overall Ranking:			In State:	7 / 14	Nationally:	92 92	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,152	\$25,299		\$26,635	325 Units	19.70 %	
Homebuyer Unit	\$25,427	\$19,916		\$14,938	298 Units	18.10 %	
Homeowner-Rehab Unit	\$40,879	\$20,569		\$20,675	92 Units	5.60 %	
TBRA Unit	\$3,187	\$1,763		\$3,216	932 Units	56.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tacoma Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$95,507	\$130,071	\$45,385
State:*	\$115,174	\$114,355	\$26,250
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 2.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	51.7	46.0	75.0	48.1	Single/Non-Elderly:	32.6	24.2	25.0	40.7
Black/African American:	35.1	23.2	16.3	37.0	Elderly:	27.1	2.7	47.8	0.0
Asian:	3.4	14.8	3.3	0.0	Related/Single Parent:	29.8	26.5	6.5	37.0
American Indian/Alaska Native:	0.6	0.7	0.0	0.0	Related/Two Parent:	8.6	44.6	18.5	18.5
Native Hawaiian/Pacific Islander:	0.0	1.0	2.2	3.7	Other:	1.8	2.0	2.2	3.7
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	1.7	0.0	11.1					
Asian/Pacific Islander:	4.0	1.3	0.0	0.0					
ETHNICITY:									
Hispanic	4.9	11.4	3.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	54.2	14.8	54.3	40.7	Section 8:	36.9	0.0	#	
2 Persons:	18.5	16.1	26.1	14.8	HOME TBRA:	1.8			
3 Persons:	17.8	24.2	9.8	14.8	Other:	28.3			
4 Persons:	5.5	18.5	4.3	22.2	No Assistance:	32.9			
5 Persons:	2.2	13.8	4.3	3.7					
6 Persons:	0.9	6.4	0.0	3.7					
7 Persons:	0.6	4.0	1.1	0.0					
8 or more Persons:	0.3	2.3	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				800

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tacoma Consortium

State: WA

Group Rank: 92
 (Percentile)

State Rank: 7 / 14 PJs

Overall Rank: 92
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	84.95	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	83.72	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.08	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.29	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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